

**DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT  
FREESTANDING AWNING, CARPORT, DECK, RAMADA OR  
ENCLOSURE PLANS INSTALLED ON A MOBILEHOME LOT  
(HCD PLANS ONLY)**



**THIS FEE SCHEDULE BECOMES EFFECTIVE FEBRUARY 1, 2009**

<b>SQ. FOOTAGE PER STRUCTURE</b>	<b>PERMIT FEE</b>	<b>VALUATION</b>	<b>TOTAL FEES</b>
0 - 54	196.00	45.00	196.00
55 - 82	196.00	54.00	196.00
82 - 108	196.00	63.00	196.00
109 - 135	196.00	72.00	196.00
136 - 162	196.00	81.00	196.00
163 - 190	196.00	90.00	196.00
191 - 217	196.00	99.00	196.00
218 - 244	196.00	108.00	196.00
245 - 271	196.00	117.00	196.00
272 - 298	196.00	126.00	196.00
299 - 325	196.00	135.00	196.00
326 - 352	196.00	144.00	196.00
353 - 379	196.00	153.00	196.00
380 - 406	196.00	162.00	196.00
407 - 433	196.00	171.00	196.00
434 - 460	196.00	180.00	196.00
461 - 488	196.00	189.00	196.00
489 - 515	196.00	198.00	198.00
516 - 542	196.00	207.00	207.00
543 - 569	196.00	216.00	216.00
570 - 596	196.00	225.00	225.00
597 - 623	196.00	234.00	234.00
624 - 651	196.00	243.00	243.00

**NOTES:**

**Any deviation from the HCD plans shall be subject to a minimum plan check fee of \$203.00 per hour.**

**Add \$7.00 to this fee schedule to alter the park lot electrical service for power to the enclosure. If the MH-Unit is to be altered to gain power, a separate permit (HCD 415) with a \$196.00 fee is required.**

(Evaluation fees are based on regulatory provisions identified in the California State Building Code)

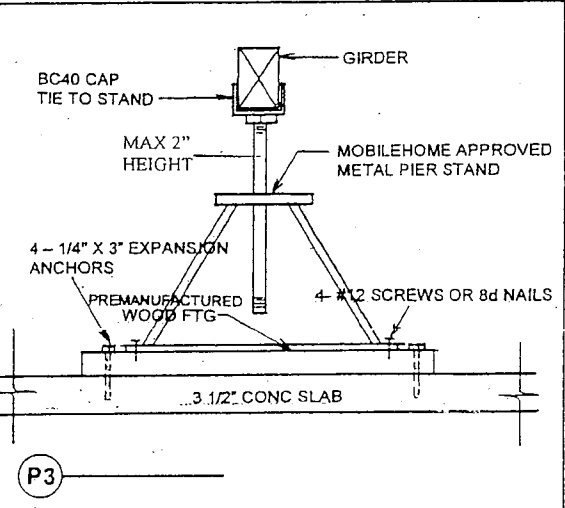
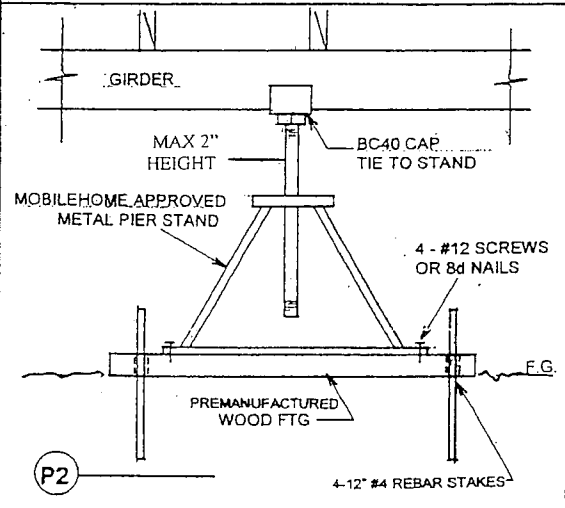
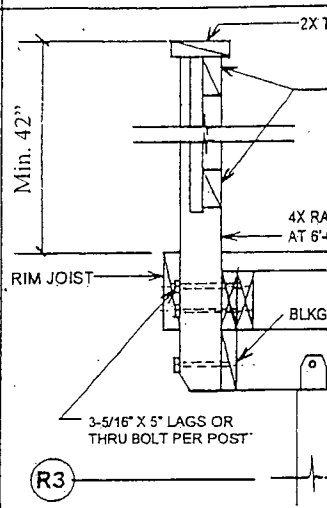
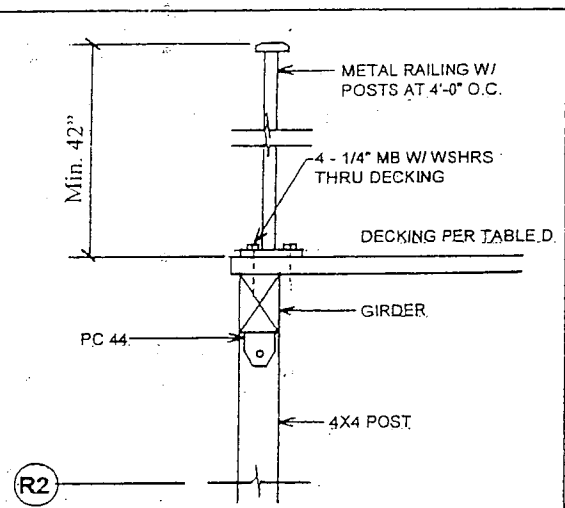
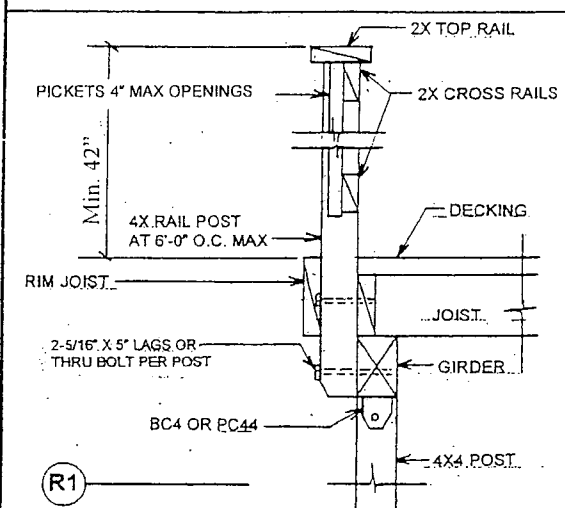
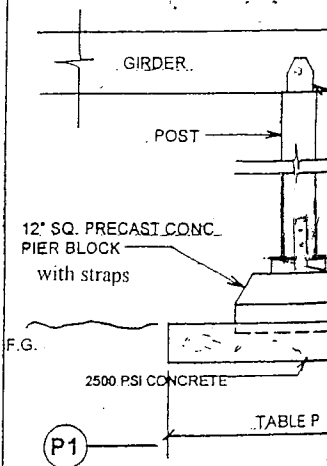


TABLE J

ALLOWABLES	
SIZE OF FLOOR JOIST	SPACING OF JOIST (INCHES)
2 X 6	12
	16
	24
2 X 8	12
	16
	24

TABLE G

ALLOWABLE SPANS FOR GIRDERS		
GIRDER SIZE	4' O.C. SPACING	6' O.C. SPACING
4 X 6	5' 5"	5' 5"
4 X 8	6' 10"	6' 10"
4 X 10	8' 5"	8' 5"
4 X 12	9' 9"	9' 9"

G NOTES:

1. WHEN USING GIRDER ONLY DECK SYSTEM; GIRDER SPANS WILL BE LIMITED BY DECKING MATERIAL SPANS, REFER TO TABLE D.
2. WHERE A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED.
3. POSITIVE POST-TO-BEAM CONNECTION IS REQUIRED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

J NOTES:

1. JOIST TO GIRDER NAIL BOX).
2. PROVIDE FULL DEPT GIRDER BEARING AT JOIST.
3. JOIST FRAMING FROM BE LAPPED AT LEAST APPROVED MANNER.
4. NOTCHES ON THE END OF FOURTH OF JOIST D NOT BE WITHIN 2 IN JOIST, AND THE DIA EXCEED ONE THIRD THE TOP OR BOTTOM ONE SIXTH THE DEP THIRD OF THE SPAN

located in Fire Severity Zones

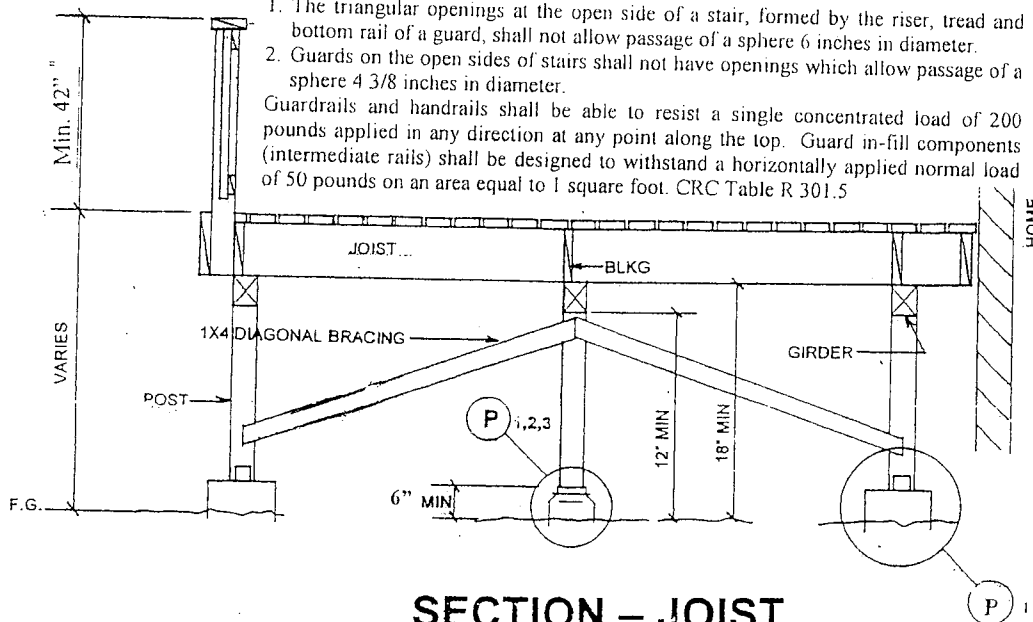
for the walking surface of decks and  
with Class A or B flame spread and be  
with Title 24, Part 2, California  
e, Section 327.9. At the time of  
applicant shall provide the supporting  
certifying the materials comply the  
the current edition of the California  
e.

Guards shall be located along open-sided walking surfaces, including stairs, ramps and  
landings, that are located more than 30 inches vertically to the floor or grade below  
any point within 36 inches horizontally to the edge of the open side. Required guards  
shall be not less than 42 inches high measured vertically above the adjacent walking  
surface, adjacent fixed seating or the line connecting the leading edges of the treads.  
Required guards shall not have openings from the walking surface to the required  
guard height which allow passage of a sphere 4 inches in diameter. 25 CCR 1502 &  
2502 and CRC. R 312.1, 312.2, 312.3.

Exceptions:

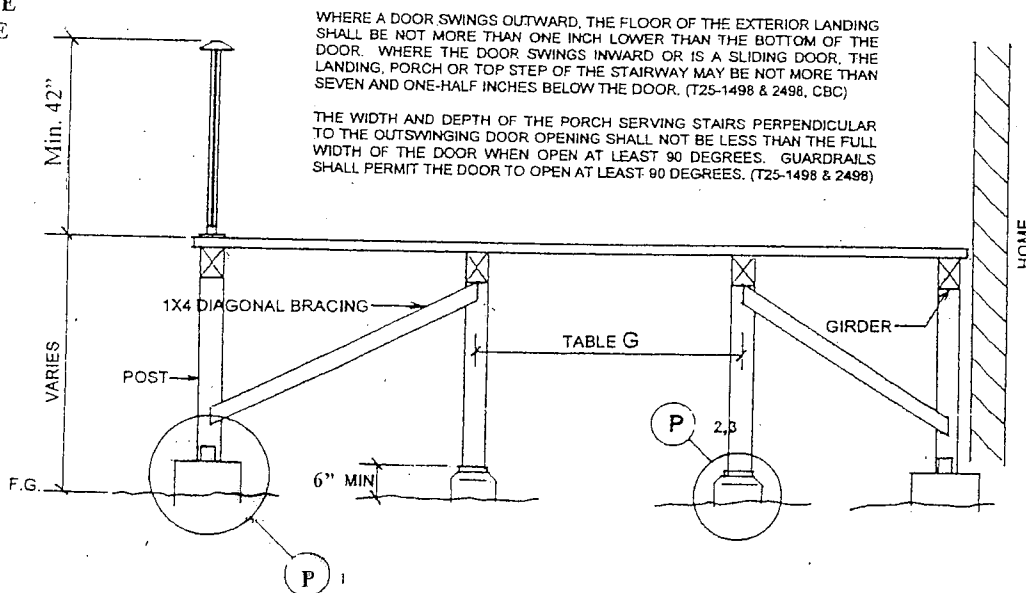
1. The triangular openings at the open side of a stair, formed by the riser, tread and  
bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a  
sphere 4 3/8 inches in diameter.

Guardrails and handrails shall be able to resist a single concentrated load of 200  
pounds applied in any direction at any point along the top. Guard in-fill components  
(intermediate rails) shall be designed to withstand a horizontally applied normal load  
of 50 pounds on an area equal to 1 square foot. CRC Table R 301.5



## SECTION - JOIST

SHALL NOT BE  
MOBILE HOME



WHERE A DOOR SWINGS OUTWARD, THE FLOOR OF THE EXTERIOR LANDING  
SHALL BE NOT MORE THAN ONE INCH LOWER THAN THE BOTTOM OF THE  
DOOR. WHERE THE DOOR SWINGS INWARD OR IS A SLIDING DOOR, THE  
LANDING, PORCH OR TOP STEP OF THE STAIRWAY MAY BE NOT MORE THAN  
SEVEN AND ONE-HALF INCHES BELOW THE DOOR. (T25-1498 & 2498, CBC)

THE WIDTH AND DEPTH OF THE PORCH SERVING STAIRS PERPENDICULAR  
TO THE OUTSWINGING DOOR OPENING SHALL NOT BE LESS THAN THE FULL  
WIDTH OF THE DOOR WHEN OPEN AT LEAST 90 DEGREES. GUARDRAILS  
SHALL PERMIT THE DOOR TO OPEN AT LEAST 90 DEGREES. (T25-1498 & 2498)

## SECTION - GIRDER

located in Fire Severity Zones

proved noncombustible or ignition-resistant  
Part 2, California Residential Code  
all provide protection from the intrusion  
in accordance with Standard SFM 12-7A-1  
ed at the time of final inspection.

### DESIGN ASSUMPTIONS

- Floor Load 40 psf dead, 20 psf live
- Wind 85 MPH
- Soil bearing 1,500 psf vertical
- Seismic D
- Codes 25 CCR Chapter 2 and 2.1 and  
Calif. Residential Code
- Hardware Simpson Strong-Tie or equal

REVISIONS	BY
4/15/08	AK
6/30/09	AK
03/11	AK

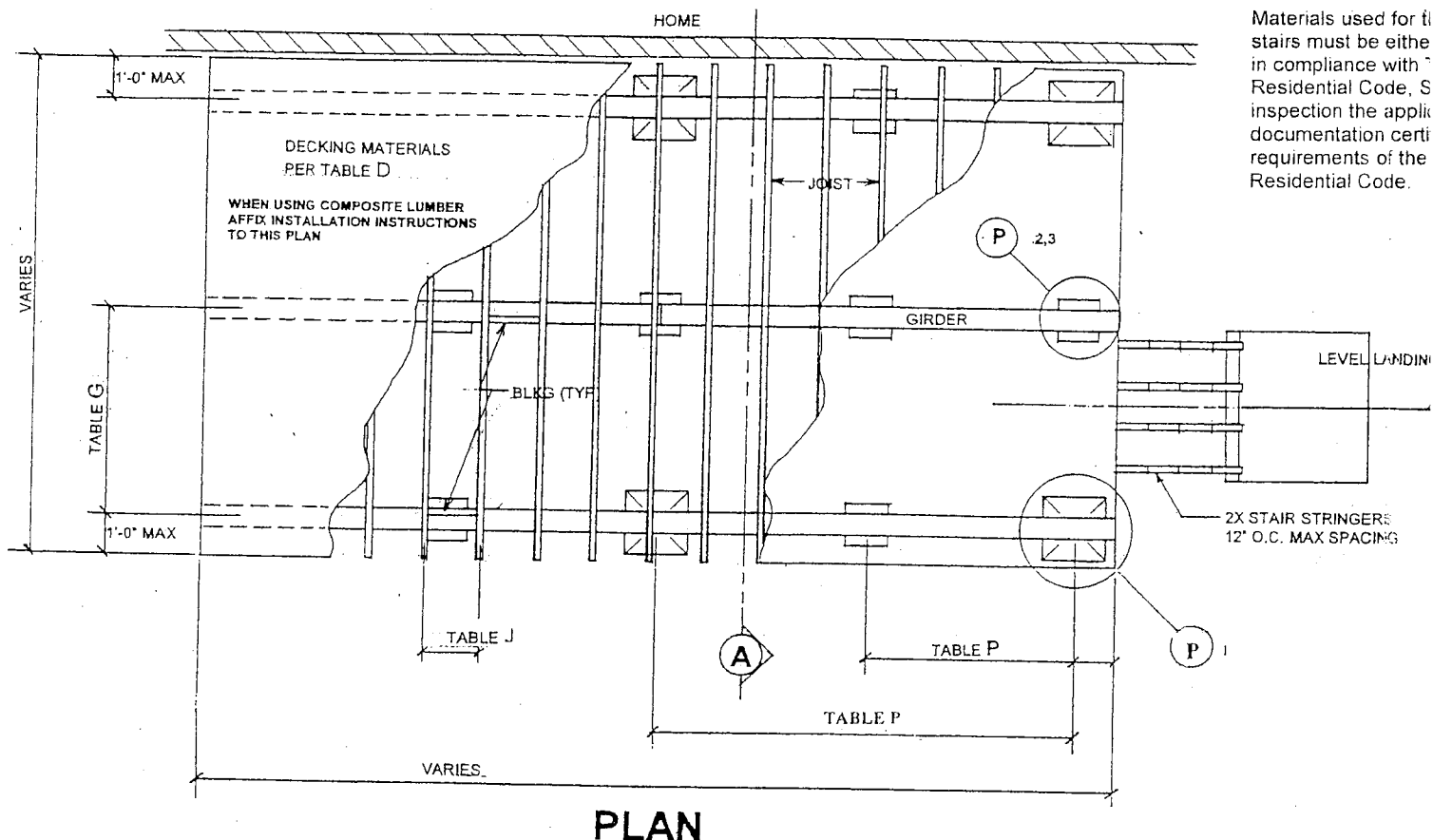
## PORCH / DECK PLAN - FREESTANDING

STATE OF CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS



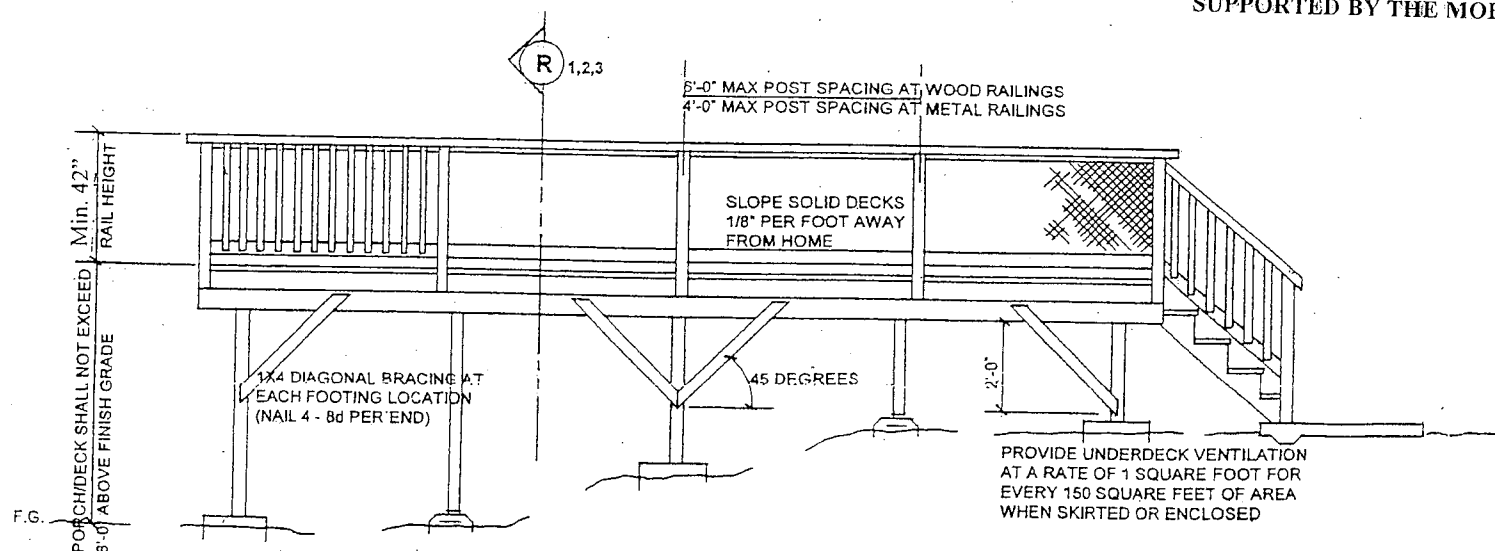
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Materials used for stairs must be either in compliance with the Residential Code, or inspection the applicable documentation certifying requirements of the Residential Code.



## PLAN

NOTE: PORCH/DECK SHALL BE SUPPORTED BY THE MOBILE HOME FOUNDATION.



## ELEVATION

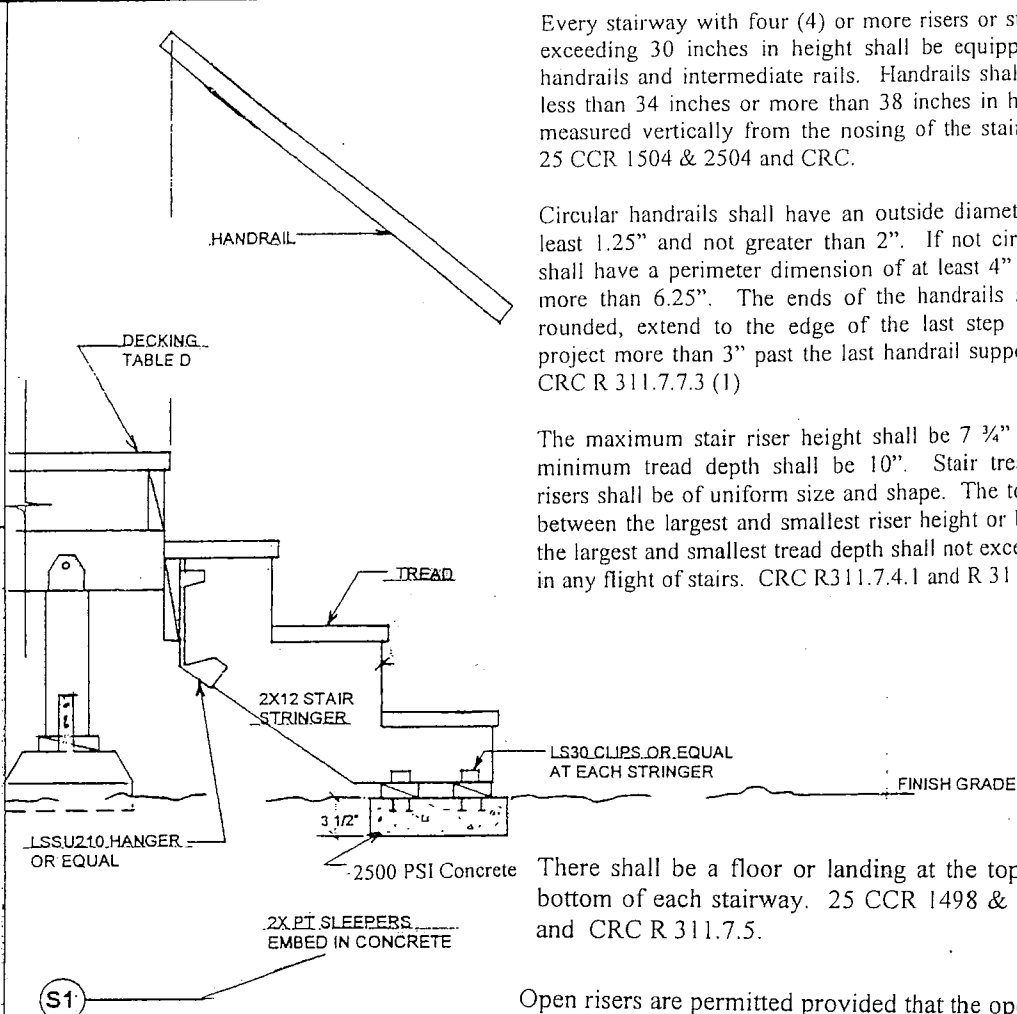
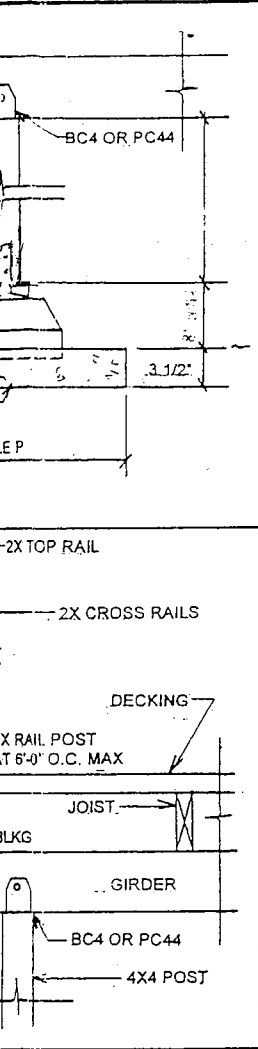
TABLE D

DECKING		
MATERIAL	JOIST / GIRDER SPACING (max.)	COMMENTS
2X6 DOUGLAS-FIR	24" O.C.	NO. 2 OR BTR
2X6 CEDAR	24" O.C.	ALL CLEAR OR KNOTTY GRADES
2X6 REDWOOD	24" O.C.	HEART B GRADE OR BTR
COMPOSITE LUMBER (I.E. TREX)	2" - 20" O.C.	PER MFGR SPECS
HARDWOODS (I.E. IPE, MAHOGANY)	5/4" - 16" O.C.	PREDRILLING OF FASTENER HOLES REQ'D
PLYWOOD, EXTERIOR GRADE, EXP. GP. 1		SPAN RATING
1. 7/16" - 1/2"	16" O.C.	24/16
2. 19/32" - 5/8"	20" O.C.	40/20
3. 23/32" - 7/8"	24" O.C.	48/24
4. 7/8" - 1"	32" O.C.	54/32
5. 1" - 1-1/8"	48" O.C.	60/48

### D NOTES:

- REFER TO SPECIFIC MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF COMPOSITE LUMBER DECKING MATERIALS. INCLUDE SPECS. WITH PLAN FOR PERMIT.
- PLYWOOD SHEETING SHALL BE TONGUE AND GROOVE OR ALL EDGES SHALL BE BLOCKED.
- ALLOWABLE SPANS BASED ON SHEETING BEING CONTINUOUS OVER TWO OR MORE SUPPORTS, WITH STRENGTH AXIS PERPENDICULAR TO JOIST OR GIRDER SUPPORTS, WITH FASTENERS AT EACH JOIST.
- DIMENSIONAL LUMBER DECKING SPANS BASED ON MATERIAL INSTALLATION PERPENDICULAR TO JOISTS. WHEN INSTALLING AT ANGLES, REDUCE 2" O.C. AT 60 DEGREES, 4" O.C. AT 45 DEGREES AND 1/2" SPECIFIED JOIST SPACING AT 30 DEGREES.
- WOOD SURFACES EXPOSED TO WEATHER SHALL BE PAINTED OR OTHERWISE PROTECTED FROM THE ELEMENTS IF NOT NATURALLY RESISTANT TO DECAY.
- USE CORROSION-RESISTANT FASTENERS (I.E. HOT-DIPPED GALV. ALUMINUM, OR STAINLESS STEEL); TWO PER BEARING POINT. SIZE FASTENER TO PENETRATE JOIST AT LEAST 1-1/2 INCHES (I.E. 16d NAILS OR #12 SCREWS).

Skirting shall be appropriate material per Title 24, Part 327.7. It shall be protected from flames and embers and must be installed in accordance with the code.



Every stairway with four (4) or more risers or stairways exceeding 30 inches in height shall be equipped with handrails and intermediate rails. Handrails shall not be less than 34 inches or more than 38 inches in height as measured vertically from the nosing of the stair treads. 25 CCR 1504 & 2504 and CRC.

Circular handrails shall have an outside diameter of at least 1.25" and not greater than 2". If not circular, it shall have a perimeter dimension of at least 4" and not more than 6.25". The ends of the handrails shall be rounded, extend to the edge of the last step and not project more than 3" past the last handrail support post. CRC R 311.7.7.3 (1)

The maximum stair riser height shall be 7 3/4" and the minimum tread depth shall be 10". Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8" in any flight of stairs. CRC R311.7.4.1 and R 311.7.4.2

There shall be a floor or landing at the top and bottom of each stairway. 25 CCR 1498 & 2498 and CRC R 311.7.5.

Open risers are permitted provided that the opening between treads does not permit the passage of a 4" diameter sphere. CRC R 311.7.4.3.

MAXIMUM SPANS FOR JOISTS		
	DOUGLAS FIR LARCH NO. 2	DOUGLAS FIR LARCH NO. 1
10' 6"	10' 11"	
9' 1"	9' 8"	
7' 5"	7' 11"	
13' 3"	14' 2"	
11' 6"	12' 4"	
9' 5"	10' 0"	

TABLE P

GIRDER SPAN 4' PIER SPACING	PIER LOAD CAPACITY	REQ'D BEARING AREA	CONCRETE PADS 2 - 1/2" THICK	WOOD PADS 2" NOMINAL
3' 6" TO 5' 5"	1250 psi	180 sq. in.	13 X 13	12 X 16
5' 6" TO 6' 10"	1660	240	15 X 15	12 X 24

GIRDER SPAN 6' PIER SPACING	PIER LOAD CAPACITY	REQ'D BEARING AREA	CONCRETE PADS 2 - 1/2" THICK	WOOD PADS 2" NOMINAL
3' 6" TO 5' 5"	1870 psi	270 sq. in.	16 X 16	12 X 24
5' 6" TO 6' 10"	3120	450	21 X 21	2- 12 X 20

P NOTES:

1. CONCRETE PIER BLOCK SHALL BE 12" SQUARE MINIMUM, PRE-MANUFACTURED UNITS WITH STRAPS.
2. METAL PIERS SHALL BE LISTED AND LABELED FOR MANUFACTURED HOUSING USE, WITH 12" MINIMUM BASE.
3. DOUBLE PIERS MAY NOT BE USED TO MEET MINIMUM LOAD CAPACITY.

REVISIONS	BY
3/11	AK

PORCH / DECK PLAN - FREESTANDING

STATE OF CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS



Date: 4/15/08
Scale:
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Of 2 Sheets